



TOWN OF COVENTRY, RI
DEPARTMENT OF PLANNING & DEVELOPMENT

STAFF REPORT

Project Name:	Village at Tiogue
Plan Type:	Comprehensive Permit / Major Land Development
Plan Review Phase:	Pre-Application
Owners:	D2 Homes, Inc.
Applicant:	232 Realty Associates
Address:	0 Tiffany Road.
Plat / Lot / Zone:	AP 32 Lots 149-151, 153 Zone R-20 Lot Size 27.2 Acres
Existing Use:	Open Space
Proposed Use:	A mix of Single-, Two-, and Multi-Family Dwellings
Description:	The applicant proposes to develop a total of 176 units, consisting of attached multifamily units, single family and duplex cottages, and single family detached homes with associated parking, landscaping, and utilities on the subject parcel.

Background and Process

All project materials can be found at <https://coventryri.gov/node/13041>

This item will be reviewed as a Pre-Application for a proposed Comprehensive Permit / Major Land Development of an approximately 27-acre subject parcel comprised of four lots: AP 32 Lots 149-151 and AP 32 Lot 153.

The Pre-Application meeting with the Planning Commission is the first step in the overall application process where no votes are taken, no notification is required, and the applicant does not get an approval or denial on the project. The applicant is provided with initial feedback from the Planning Commission with the intention to help shape the project moving forward. According to the Town’s Subdivision Regulations, “...the applicant may request the Planning Commission for an informal concept plan review for a development. The purpose of the concept plan review is also to provide the applicant with Planning Commission input in the formative stages of subdivision and land development concept design.”

A Comprehensive Permit is an application where, according to RIGL §45-53-4, *“Any applicant proposing to build low- or moderate-income housing may submit to the local review board a single application for a comprehensive permit to build that housing in lieu of separate applications to the applicable local boards. This procedure is only available for proposals in which at least twenty-five percent (25%) of the housing is low- or moderate-income housing.”* In exchange for these affordable units, the applicant is given a density bonus for the number of units they are allowed to build on the property. Relevant to this case, State Law §45-53-4 (b)(1)(i) states *“For properties connected to public sewer and water, or eligible to be connected to public sewer and water based on written confirmation from each respective service provider, the density bonus for a project that provides at least twenty-five percent (25%) low- and moderate-income housing shall be at least five (5) units per acre.”*

In addition to the increase in density, the applicant can also seek waivers from the local zoning code and subdivision regulations to achieve their project vision. This is usually to allow for the increased density. In this case, one of the waivers the applicant is looking for is the allowance of 5,000 sf lot sizes in Area 3 of the proposed project. Lastly, a Comprehensive Permit Application is not subject to the Master Plan stage of review, therefore the next stage of application after preapplication is the Preliminary Plan stage in which all detailed plan and engineering is to be submitted for review.

State law also provides for a single body to act on all forms of land use relief as it relates to the Comprehensive Permit. More particularly, State law provides that *“The local review board (Planning Commission) has the same power to issue permits or approvals that any local board or official who would otherwise act with respect to the application...”* For Coventry, this is the Planning Commission. As such the Planning Commission has the exclusive authority to grant a zone change (normally reserved for the Town Council) and a variance (normally reserved for the Zoning Board of Review), as well as those matters typically reserved for the Planning Commission.

In **approving** a Comprehensive Permit, the Planning commission must make the following findings of fact, with close scrutiny on point number 1.:

1. The proposed development is consistent with local needs as identified in the local comprehensive community plan with particular emphasis on the community’s affordable housing plan and/or has satisfactorily addressed the issues where there may be inconsistencies.
2. The proposed development is in compliance with the standards and provisions of the municipality’s zoning ordinance and subdivision regulations, and/or where adjustments are requested by the applicant, that local concerns that have been affected by the relief granted do not outweigh the state and local need for low- and moderate-income housing.
3. All low- and moderate-income housing units proposed are integrated throughout the development; are compatible in scale and architectural style to the market rate units within the

project; and will be built and occupied prior to, or simultaneous with the construction and occupancy of any market rate units.

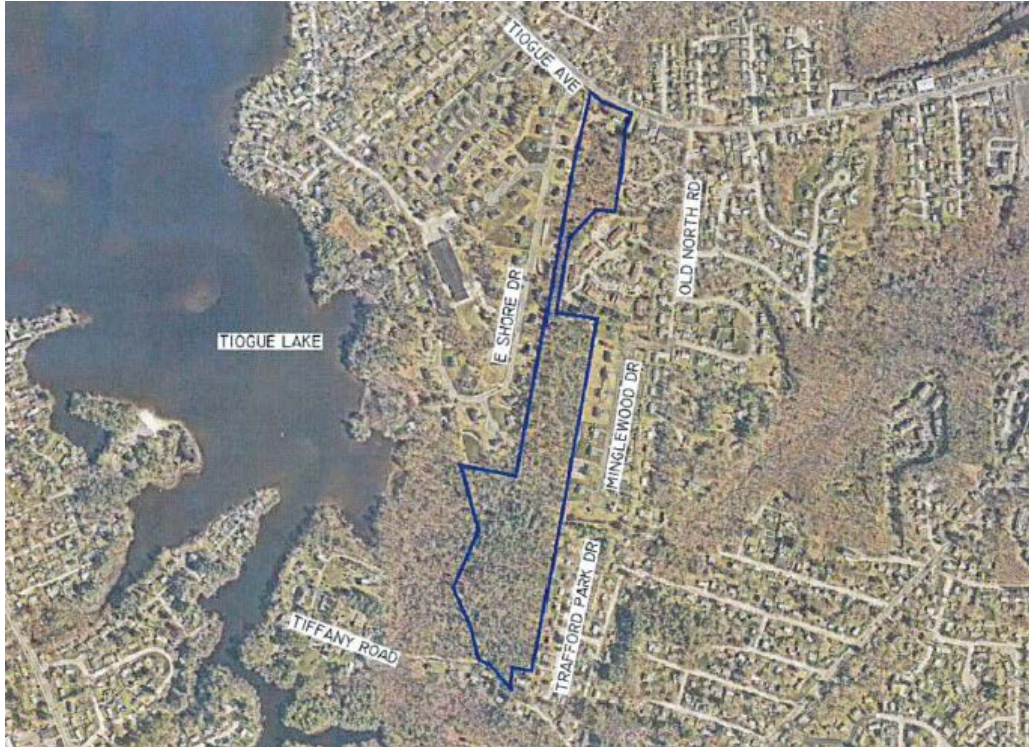
4. There will be no significant negative impacts on the health and safety of current or future residents of the community, in areas including, but not limited to, safe circulation of pedestrian and vehicular traffic, provision of emergency services, sewerage disposal, availability of potable water, adequate surface water run-off, and the preservation of natural, historical, or cultural features that contribute to the attractiveness of the community.
5. All proposed land developments and all subdivisions lots will have adequate and permanent physical access to a public street in accordance with the requirements of § 45-23-60(a)(5).
6. The proposed development will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, unless created only as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.

The Planning Commission may **deny** an application for a Comprehensive Permit if:

1. The Town has an approved affordable housing plan and is meeting housing needs, and the proposal is inconsistent with the affordable housing plan; provided that, the local review board also finds that the municipality has made significant progress in implementing that housing plan.
2. The proposal is not consistent with local needs, including, but not limited to, the needs identified in an approved comprehensive plan, and/or local zoning ordinances and procedures promulgated in conformance with the comprehensive plan
3. The proposal is not in conformance with the Comprehensive plan.
4. The community has met or plans to meet the goal of ten percent (10%) of the year-round units or, in the case of an urban town or city, fifteen percent (15%) of the occupied rental housing units as defined in § 45-53-3(5)(i) being low- and moderate-income housing; provided that, the local review board also finds that the community has achieved or has made significant progress towards meeting the goals required by this section.
5. Concerns for the environment and the health and safety of current residents have not been adequately addressed.
6. **“Consistent with local needs”** means reasonable in view of the state need for low- and moderate-income housing, considered with the number of low-income persons in the town...and the need to protect the health and safety of the occupants of the proposed housing or of the residence

(sic) of the...town, to promote better building design in relation to the surroundings, or to preserve open spaces...¹

Existing Conditions



The parcel is zoned R-20 (Residential) and consists of undeveloped land. The abutting properties are zoned R-20 and consist of either residential uses or open space. The applicant indicated in its narrative that there are no wetlands on the site.

Proposed Conditions

The applicant has submitted a conceptual site plan and narrative indicating its intent to develop 176 residential units (with associated parking, landscaping, and utilities) of varying types. As this is a Comprehensive Permit, this project would include 25% of the units being deed-restricted as Low- and Middle-Income Housing.

The project will be broken up into three distinct areas. Area 1 will be 58 walk-up attached multifamily units and will have access on Tiogue Ave to the north. Area 2 will have 57 single and duplex townhouses and will have access on both East Shore Drive and Minglewood Drive. Area 3 would have 61 single family

¹ RIGL §45-53-3 (4)

lots and would have access to Tiffany Road to the south. The project is seeking a total density of 6.5 units per acre. It is understood that this is a conceptual plan with no engineering details provided at this stage of application.

Based on the density of the development shown on the conceptual site plan, it is understood that public sewer and water connections will be a critical component of the project.

Zoning

The subject parcel is currently zoned R-20, and the applicant indicated in its narrative that they would be asking for the following waivers from the zoning code:

- Two family dwellings be allowed (relief from Zoning Schedule of District Use Regulations Table 6-1)
- Multifamily dwellings be allowed (relief from Zoning Schedule of District Use Regulations Table 6-1)
- Minimum lot area for single family lots to be 5,000 sf (relief from Zoning R-20 Dimensional Regulations Table 6-7)
- Minimum setback requirements to be reduced (relief from Zoning R-20 Dimensional Regulations Table 6-7)
- Parking spaces required shall be 1 space per unit as per RIGL 45-53-4 (relief from Zoning Article XXI Standards for Parking Lots and Loading Facilities)
- Right of way width to be 50' (relief from Subdivision and Land Development Regulations Article XII – Design and Public Improvement Standards)
- Pavement width to be 26' total (including 1' berm) (relief from Subdivision and Land Development Regulations Figure 2 Street Cross Section – R-20 Zone)
- No sidewalks are proposed (relief from Subdivision and Land Development Regulations Article XII – Design and Public Improvement Standards)
- Cul-de-sacs are proposed over 800' in length (relief from Subdivision and Land Development Regulations Article XII – Design and Public Improvement Standards)

- Street trees will be as per a detailed landscape plan versus minimum spacing (relief from Subdivision and Land Development Regulations Article XII – Design and Public Improvement Standards)

Interdepartmental Review and Comments

Please see the attached report from the Technical Review Committee (dated July 15, 2024) for interdepartmental comments on this application.

Public Comments

There have been several emails submitted to the Department from residents with a wide range of concerns. The most common concerns are devaluation of existing home prices, the increase in traffic through residential neighborhoods, and the lack of a suitable buffer between the proposed project and the surrounding neighborhoods. All submitted comments received before the 7/24/24 meeting will be provided directly to the Planning Commission as part of their pre-application review. Any comments received after the 7/24/24 meeting will be placed in the project file.

Pre-Application Recommendations

Staff recommend that the Applicant address the following stipulations at the Preliminary Plan stage of application:

1. Applicant shall provide a Traffic Study, Proforma calculations, a Landscaping Plan, and Architectural Renderings/Imagery, among other required documents, with its Preliminary Plan application. Peer reviews for these and other aspects of the proposal may be initiated at future application stages as needed.
2. Applicant shall address all of the comments of the TRC at the next stage of application.



TOWN OF COVENTRY
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TECHNICAL REVIEW COMMITTEE REPORT

DATE: July 15, 2024
PROJECT NAME: "Village at Tiogue"
PROPERTIES: AP 32, Lots 149-151, 153
ADDRESS: 0 Tiffany Road
ZONE: R-20 (Residential)
OWNER/APPLICANT: D2 Homes, Inc. / 232 Realty Associates

This matter came before the Coventry Technical Review Committee at its July 15, 2024 meeting as a Pre-Application for a Comprehensive Permit / Major Land Development project in accordance with R.I.G.L. §45-53 and Article V, § D.4. of the Coventry Subdivision & Land Development Regulations.

An application was submitted for review on July 2, 2024. The applicant has submitted a plan set and narrative indicating its intent to develop 176 residential units (with associated parking, landscaping, and utilities) of varying types. As this is a Comprehensive Permit, this project would include 25% of the units being deed-restricted as Low- and Middle-Income Housing.

The project will be broken up into three distinct areas. Area 1 will be 58 walk-up attached multifamily units and will have access on Tiogue Ave to the north. Area 2 will have 57 single and duplex townhouses and will have access on both East Shore Drive and Minglewood Drive. Area 3 would have 61 single family lots and would have access to Tiffany Road to the south. The members of the Technical Review Committee reviewed the following documents related to this application when preparing the below comments:

Village at Tiogue - Narrative
Village at Tiogue - Pre-App Plan Set

TOWN ENGINEER

- As stated, Coventry subdivision regulations require a 30' wide road with concrete curbing and sidewalks on both sides, within a 60' wide ROW. Engineering takes no exception to the proposed 24' wide road within a 50' wide ROW. The addition of a sidewalk & ROW >50' will need to be discussed with the Planning Department.
- It is of the highest priority that all drainage be designed and constructed correctly due to the project's density, site topography, and proximity to existing neighborhoods. Post-development stormwater runoff conditions must not result in peak run-off increases in rate or volume from than pre-construction conditions.
- Engineering takes no exception 800' cul-de-sac length exceedance.
- Engineering recommends a traffic analysis for the Area 3 access roadways

PRINCIPAL PLANNER DESIGNEE

- The applicant shall provide a traffic study at Preliminary Plan submission.
- Planning Staff seek clarification on the following items:
 - the income limits for the LMIH units
 - estimated number of rental vs. ownership units for both market-rate and LMIH units
 - estimated total number of bedrooms and associated breakdown (how many 1-, 2-, and/or 3-bedroom units)
 - the location of guest parking spots in Areas 2 and 3, if any
 - whether the landscape buffer will be planted or kept as existing
 - where/how access will be provided to the cemetery
 - whether the roadway in Area 2 or 3 is proposed as private or public
- Peer reviews for specific aspects of the proposal, including but not limited to traffic, stormwater, environmental, and construction, may be initiated at future stages as needed.

PUBLIC WORKS DIRECTOR

- Is the proposed development of Areas 1-2-3 to be private or public?
- There is no turn-around designed on the western stub roadway on Area #1
- How is storm drainage being designed in Area 1-2-3? How will the drainage issue from East Shore Drive towards North Road Terrace be addressed? Currently the area in question is virtually bypassed in the link between Areas 2-3, how is this being addressed? Has consideration been made regarding the existing conditions for the Minglewood-Old North Road-East Shore Drive neighborhoods storm water issues?
- Provide a 12' gravel access driveway for the Historical Cemetery, from the cul-de-sac for maintenance activities.
- The road configuration should include sidewalks on at least one side for pedestrian safety
- Tiffany Road, Angus Street, and Old North Roads are not designed to handle this type of increase in vehicular traffic, how is this being addressed?
- The narrative states that Tiffany Roads right of way is 18'-20', but in fact the actual pavement is only 18'-20' in width, with no area to expand.
- The narrative also refers to there being no sidewalks in the 1960's era subdivision across Tiogue Avenue, in the Oak Have area. It failed to mention that the more recent developments in the area, in conjunction with current Town of Coventry subdivision regulations, Paul Sprague Drive-East Shore Estates-Minglewood Estates-North Road Terrace all have sidewalks, on at least one side for pedestrian safety.

FIRE REPRESENTATIVE

- Fire department access
- Meet fire flows requirements

POLICE CHIEF

- This project does not seem as if it would have a major impact on traffic in the area.

PLANNING COMMISSION CHAIR

The Planning Commission Chair recused as this item will be heard before the Planning Commission.